

A simple two story frame house which, by virtue of its relatively unaltered appearance and positioning, plays an integral role in the cohesive late 19th century streetscape of Ware Ave. These buildings are still used as residences and as a collection are rare among the many blocks of Towson that have either been demolished by highrise construction or commercial conversion.

MARYLAND HISTORICAL TRUST

BA - 1403
MAGI - 0314035604

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Boylan House (site)

AND/OR COMMON

2 LOCATION

STREET & NUMBER

109 Ware Ave.

CITY, TOWN

Towson

___ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

___ DISTRICT

☒ BUILDING(S)

___ STRUCTURE

___ SITE

___ OBJECT

OWNERSHIP

___ PUBLIC

☒ PRIVATE

___ BOTH

PUBLIC ACQUISITION

___ IN PROCESS

___ BEING CONSIDERED

STATUS

☒ OCCUPIED

___ UNOCCUPIED

___ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

___ YES: UNRESTRICTED

___ NO

PRESENT USE

___ AGRICULTURE

___ COMMERCIAL

___ EDUCATIONAL

___ ENTERTAINMENT

___ GOVERNMENT

___ INDUSTRIAL

___ MILITARY

___ MUSEUM

___ PARK

☒ PRIVATE RESIDENCE

___ RELIGIOUS

___ SCIENTIFIC

___ TRANSPORTATION

___ OTHER:

4 OWNER OF PROPERTY

NAME

J. Walton Bolgiano, Jr.

Telephone #:

STREET & NUMBER

CITY, TOWN

___ VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. New Courts Building

STREET & NUMBER

CITY, TOWN

Towson

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED

DATE Spring, 1978

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See Attachment

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

BA-1403

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See Attachment

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

WAYNE L. NIELD, II
HISTORIC TOWSON, INC.

Sarah Kurtz

ORGANIZATION

Student, Goucher College

DATE

Spring 1978

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

WARE AVENUE

Those individuals who owned small business and who often either owned or rented smaller dwellings in Towson played their part in making this community the important service center that it was during the 19th century. It is fair to say, however, that in its earliest days some areas of Towson were shaped in great part by a handful of large families who owned large amounts of land that they subdivided. Prior to the establishment of the Court House these included such families as the Bosleys, Paynes, Chews and Townsons, as well as the Schmucks and the Snealeys. After the establishment of Towson as the county seat there was a great deal of development, buying and speculation. A group of men from West Chester, Pennsylvania which included John T. Ensor, Amos and John Rutter and David McConhey, are known to have purchased large tracts on both the east and west sides of town in the 1850's, and it was under their influence that so many of our streets and lots took shape.

There was another family who owned a large amount of land on the north edge of town prior to the 1850's and whose holdings eventually played a role in shaping that particular neighborhood. Nathan H. Ware owned land on the north side of West Joppa Road at least as early as 1843. The Zur Horst map of ten years later shows that "N. H. Ware" also owned an improved parcel on the south side of town, just North of the Bowen house on York Road. The Wares owned the Joppa Road property throughout most of the second half of the 19th century, although by the 1890's this land had been subdivided into lots improved with the frame dwellings that are still there today. It is the history of this family that determined the course of this neighborhood and which lead to its eventual development. That it was developed in the last quarter of the 19th century is evident from the style of the buildings on "Ware" Avenue, and it is through these buildings that that street derives its very specific and individual character. It is one of the few streets left in Towson that exhibits a relatively unaltered genuine Victorian streetscape.

109 WARE AVENUE

Located at 109 Ware Avenue is a two-story structure covered with wooden shingles and featuring two chimneys, one at either end of the main block. The north facade, facing Ware Ave., is three bays wide and features irregular fenestration. Observed were two 1/1 lightwindows in the first story and a centrally located entrance. This entrance is characterized by what appears to be an enclosed stoop, featuring a pedament-like roof and a door-frame with transom. Leading directly into the main block, located directly behind the northernmost doorframe is another doorway with transom. The second story of this facade features a 4/4light window in the western bay, a centrally located 6light casement window and a 4/4light window in the eastern bay. Both 4/4light windows in the second story feature louvered shutters.

The east facade features the gable-end of the main block with a ~~project~~ projection to the south. The facade is three bays wide with two 6/6 light windows in the south end of the main block, a doorway with shed roof porch in the northernmost bay of the projection with a small, apparently casement window above it and two 6/6light windows in the south bay. Also present is a one-story modern addition.

The west facade features two 6/6 lightwindows centrally located in the main block and a projection with centrally located 6/6lightwindows in the first and second floors. Characterizing the south facade are the gable -ends of the telescoping projections.

TITLE SEARCH FOR # 109 WARE AVE.

Liber 4934, Folio 311 October 31, 1968
Grantor: J. Walton Bolgiano Sr.
Grantee: J. Walton Bolgiano Jr.

Liber 1558, Folio 284 May 6, 1947
Grantor: Mary Kelly et. al.
Grantee: J. W. Bolgiano

Liber 1015, Folio 522 October 30, 1937
Grantor: Charles J. Hessian
Grantee: Jas. P/ Kelly

Being...first lot mentioned in Alaysuis T. Pinkerton to Charles Hessian.

Liber 236, Folio 498 February 21, 1899
Grantor: William Keech Att.
Grantee: Elliner Pinkerton

Liber 108, Folio 500 July 1, 1878
Leased to Thomas Boylan from Elliner Pinkerton

Liber 96, Folio 189 April 6, 1875
Grantor: Samuel Pinkerton, Exec.
Grantee: Elliner C. Pinkerton

Ware Ave.
109

BA-14103



TOWSON
SCALE 1"=200'

DEPT. OF ASSESSMENTS & TAXATION
1953 MAP CYCLE
THIS MAP IS A REPRODUCTION OF THE 1953 MAP CYCLE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
APPROVED FOR THE BOARD OF CITY ENGINEERS
JANUARY 1954

MAP
70



BA-1403

#109 WARE AVE

N.E. CORNER

W. NIELD
SUM. 78